

RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY
AUTHORIZING EXECUTION OF A COOPERATION AGREEMENT
WITH THE CITY OF BOSTON FOR THE SUMNER STREET
PUBLIC HOUSING URBAN RENEWAL PROJECT

WHEREAS, the Boston Redevelopment Authority is applying for financial assistance under Title I of the Housing Act of 1949, as amended, to carry out the Sumner Street Public Housing Urban Renewal Project (hereinafter referred to as the "Project");

WHEREAS, it is recognized that the Federal Contract for Loan and Grant pursuant to said Title I will require the provision of local grants-in-aid (as defined in Section 110 (d) of said Title I) to the Project in an amount equal to at least one-third of the net cost of the Project;

WHEREAS, the Urban Renewal Plan for the Project will require the construction, reconstruction, alteration and repair of streets and utilities to aid in carrying out the Project, and will require certain other local actions to be taken in connection therewith; and

WHEREAS, the City of Boston must agree to provide such local grants-in-aid and to take such action as may be necessary or desirable on its part to assist in carrying out the Project all of which are encompassed in a proposed Cooperation Agreement with the City, which has been presented to this meeting;

NOW, THEREFORE, BE IT RESOLVED BY THE BOSTON REDEVELOPMENT AUTHORITY:

That the Director is hereby authorized and directed to execute on behalf of the Authority a Cooperation Agreement by and between the Boston Redevelopment Authority and the City of Boston, which Agreement shall contain such terms and provisions as will be necessary to carry out the Project and such further terms and provisions as the Director shall deem to be in the best interests of the Authority.

APR 2 1970

TO: Boston Redevelopment Authority

FROM: John D. Warner, Director

SUBJECT: Eligibility of the Sumner Street Public
Housing Urban Renewal Area

SUMMARY: This memorandum requests the Authority to determine the eligibility of the Sumner Street Public Housing Urban Renewal Area

The undertaking of the Sumner Street Project requires the Authority's determination that the Project Area is eligible under both Federal and State law. The staff has conducted interior and exterior surveys of all ten of the buildings in the Project Area, and has obtained and analyzed the information as set forth in the Project Area Report, Code R-212 of the Application for Loan and Grant - Part I.

As stated in the Project Area Report, all ten of the buildings (100%) in the Project Area have been found to be deficient because of significant defects not correctable by normal maintenance and all of these buildings (100%) are structurally substandard to a degree requiring clearance. These figures indicate clearly that federal standards of eligibility are met, both as to the area as a whole, and as to the clearance area.

The following conditions indicate that the Project Area is eligible under State Law:

1. Building Conditions:

Of the 10 buildings in the Project Area, all (100%) were found to be out of repair, physically deteriorated, or in need of major maintenance or repair; and all of these buildings (100%) were found to be structurally substandard to a degree requiring clearance as defined under applicable Federal regulations. In particular:

- a) 10 buildings (100%) have two or more of the following defects:
 - 1) roof material, gutters, and flashing deteriorated or missing;
 - 2) flooring and stair material worn, loose, or missing;

- 3) floors warped and deteriorated;
- 4) windows and doors deteriorated;
- 5) chimney in need of pointing or replacement;
- 6) evidence of dampness penetration in basement, and interior walls;
- 7) lack of adequate fire protection; fire escapes broken;
- 8) electrical service and wiring inadequate;
- 9) sanitary facilities, heating system inoperable.

2. Environmental Conditions:

- (a) Obsolete building types, such as large warehouses or other industrial buildings which through lack of use or maintenance have a blighting influence.

The multi-story warehouse buildings no longer meet the needs of present day industrial activities. Extensive defects and the lack of elevators in all of the buildings made them unsuitable for improvement or conversion to public housing.

- (b) Detrimental land uses or conditions, such as incompatible uses, structures with mixed use, or adverse influences from noise, smoke, or fumes.

The majority of the buildings are vacant or grossly underutilized and one has been severely damaged by fire. Lack of adequate maintenance is prevalent among most of the buildings and this further adversely affects the nearby residential properties.

It is recommended that the Authority approve the eligibility of the Sumner Street Public Housing Urban Renewal Area. An appropriate Resolution is attached.

Attachment

